



City of Troy, New York

South Troy Brownfield Assessment Demonstration Pilot Program



Troy
Brownfield Assessment
Demonstration Pilot

*Community Meeting
November 20, 2002*

Agenda

- ✦ Welcome and introductions
- ✦ Update on other South Troy projects
- ✦ South Troy Brownfield Pilot Program
- ✦ What's next
- ✦ Questions and answers

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Local Waterfront Revitalization Program (LWRP) Grant

- ✦ \$225,000 implementation strategy grant
- ✦ Preservation plan for historic structure
- ✦ Design concept for City-owned land
- ✦ Expand public access to the Hudson River and Poestenkill Waterfronts

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Brownfield Economic Development Initiative (BEDI) Grant

- ★ There are 2 components to the fund:
 - ★ 2 million dollar grant from HUD
 - ★ 3 million dollar HUD CDBG section 108 loan
- ★ Can be used for:
 - ★ land acquisition
 - ★ investment incentives to businesses
 - ★ infrastructure improvements
 - ★ remediation to benefit waterfront development
 - ★ Adaptive reuse of historic structures

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South Troy Access Road



- ✦ Significantly enhance neighborhood quality of life and economic health
- ✦ \$4.9 million budget
- ✦ Remove freight traffic from residential streets
- ✦ Provide transportation & utility infrastructure to support economic development

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Riverfront Pedestrian Bikeway



- ★ \$2.4 million project
- ★ Provides access to historic Burden Iron Works Museum
- ★ Access to riverfront park
- ★ RiverSpark Visitor Information Center
- ★ Downtown restaurants and merchants

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Troy Menands Bridge Pedestrian/Bike Access



- ★ \$500,000 Project
- ★ Connect South Troy waterfront to the Corning Preserve Trail in Albany

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South Troy Brownfields Pilot Program Agenda

What we'll cover tonight:

- ✱ Project overview
- ✱ Roles and responsibilities
- ✱ Draft criteria
- ✱ Example site
- ✱ What's next
- ✱ Questions & answers

South Troy
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Pilot

What is the South Troy Brownfield Pilot Program?

IT IS: Funded by USEPA specifically for selecting, testing, analyzing & planning for brownfield sites

IT ISN'T: For site clean-up, although additional funds for clean up are available after this work

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USEPA Funding

- ✱ \$200,000 for assessment and reuse planning
- ✱ \$50,000 for public/green space planning
- ✱ Two year program
- ✱ Over 300 EPA Brownfield grants across the country over the last 5 years
- ✱ Troy is ahead of many communities who use these funds for Phase I assessments
- ✱ Other EPA grants available for clean up and redevelopment of commercial properties

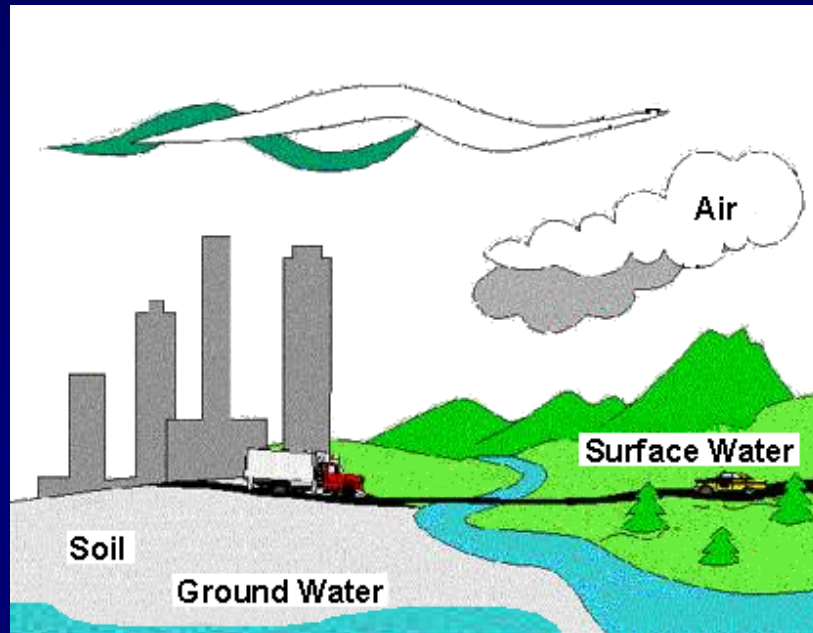
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What's Been Done Already?

- ★ South Troy Working Waterfront Plan
- ★ Phase I Assessments
 - Compile site
 - Inspect site
 - Interview owners and occupants
 - Review environmental data bases
- ★ Only a few sites identified with medium or high concern, which are shown on the map



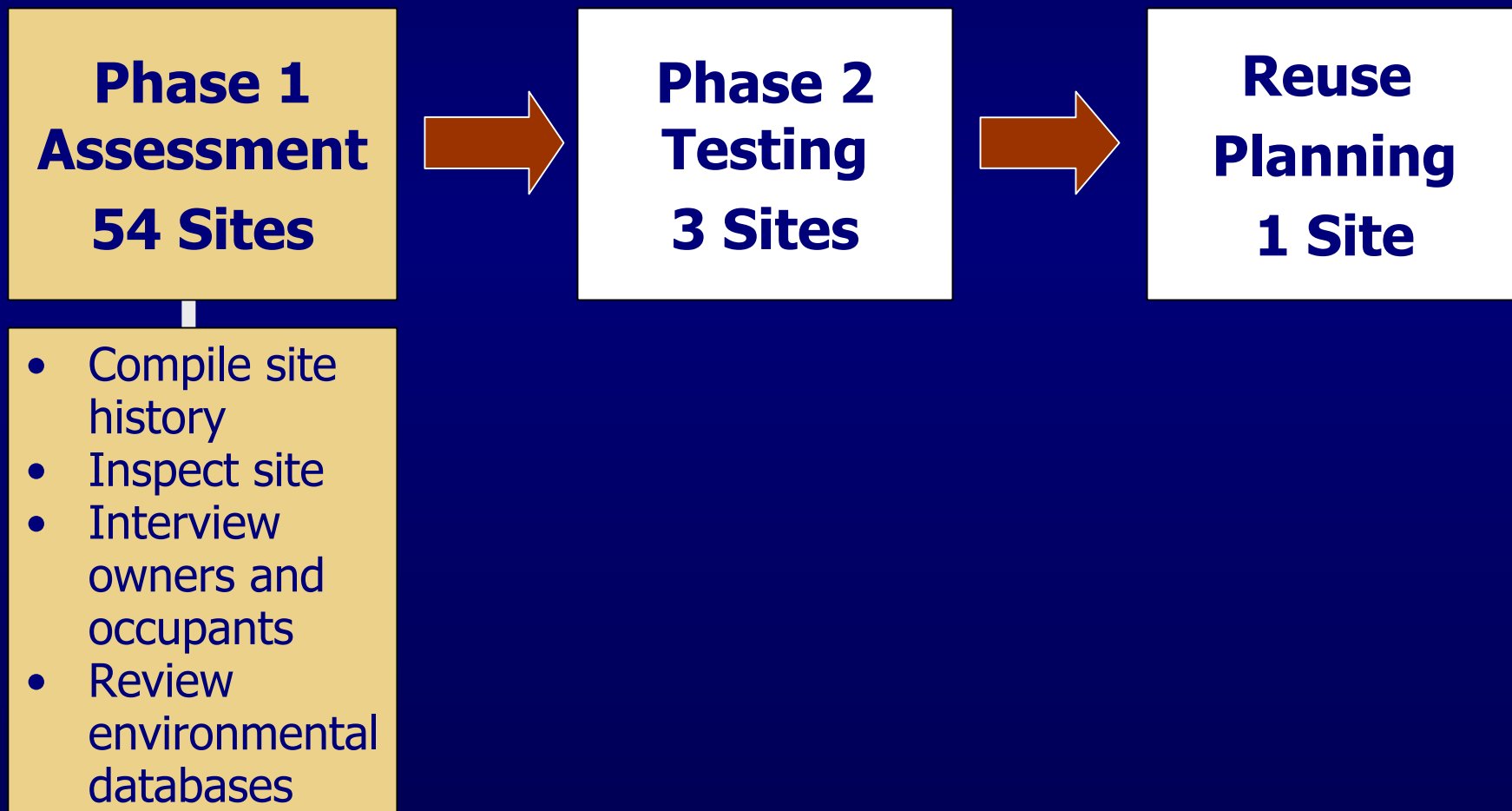
Brownfield Overview



Brownfield: Abandoned, idle or underused industrial and commercial facilities where expansion or redevelopment is complicated by real or perceived environmental contamination

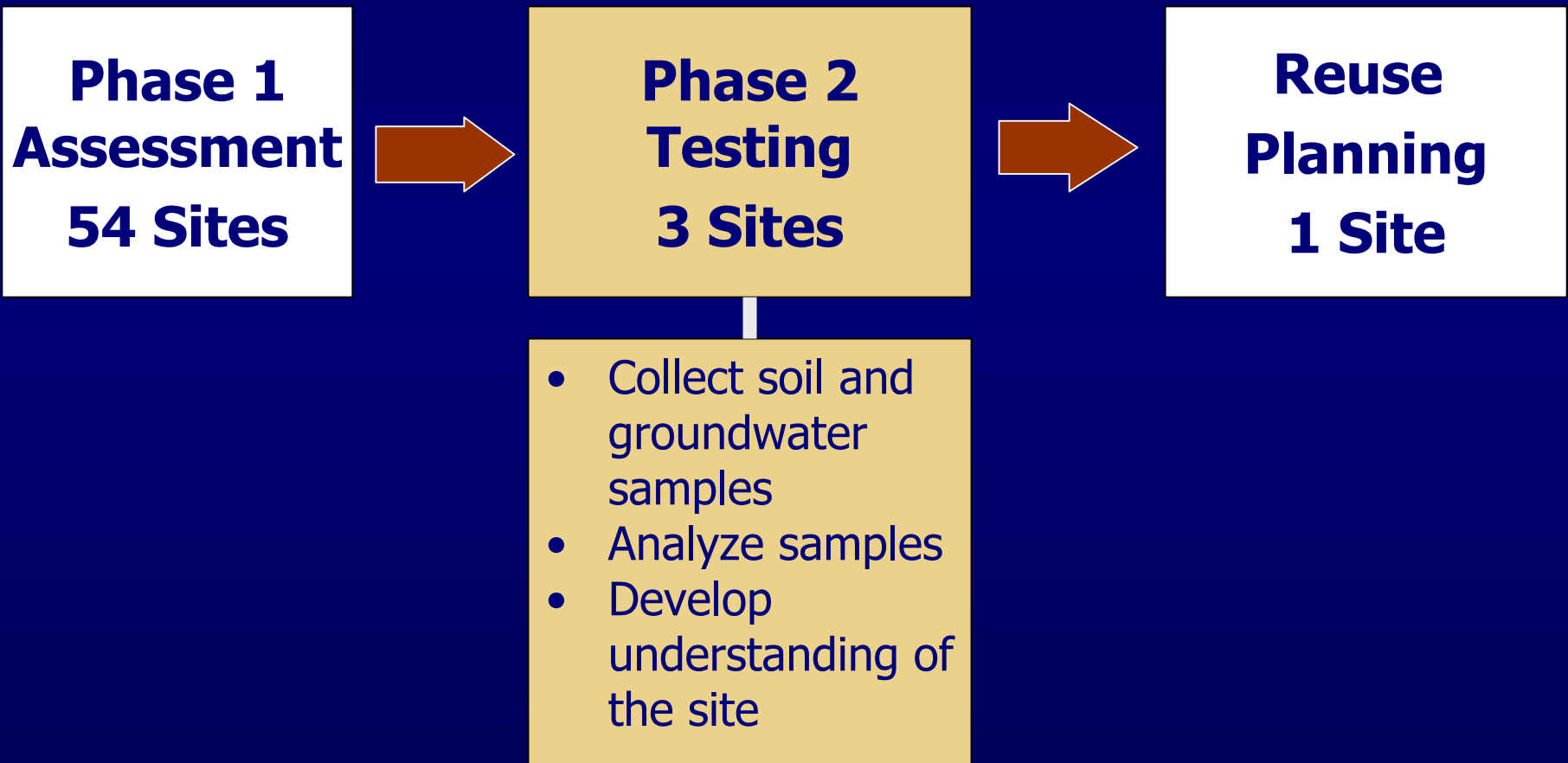
Environmental Site Assessment (ESA) Process

Phase One (Completed)



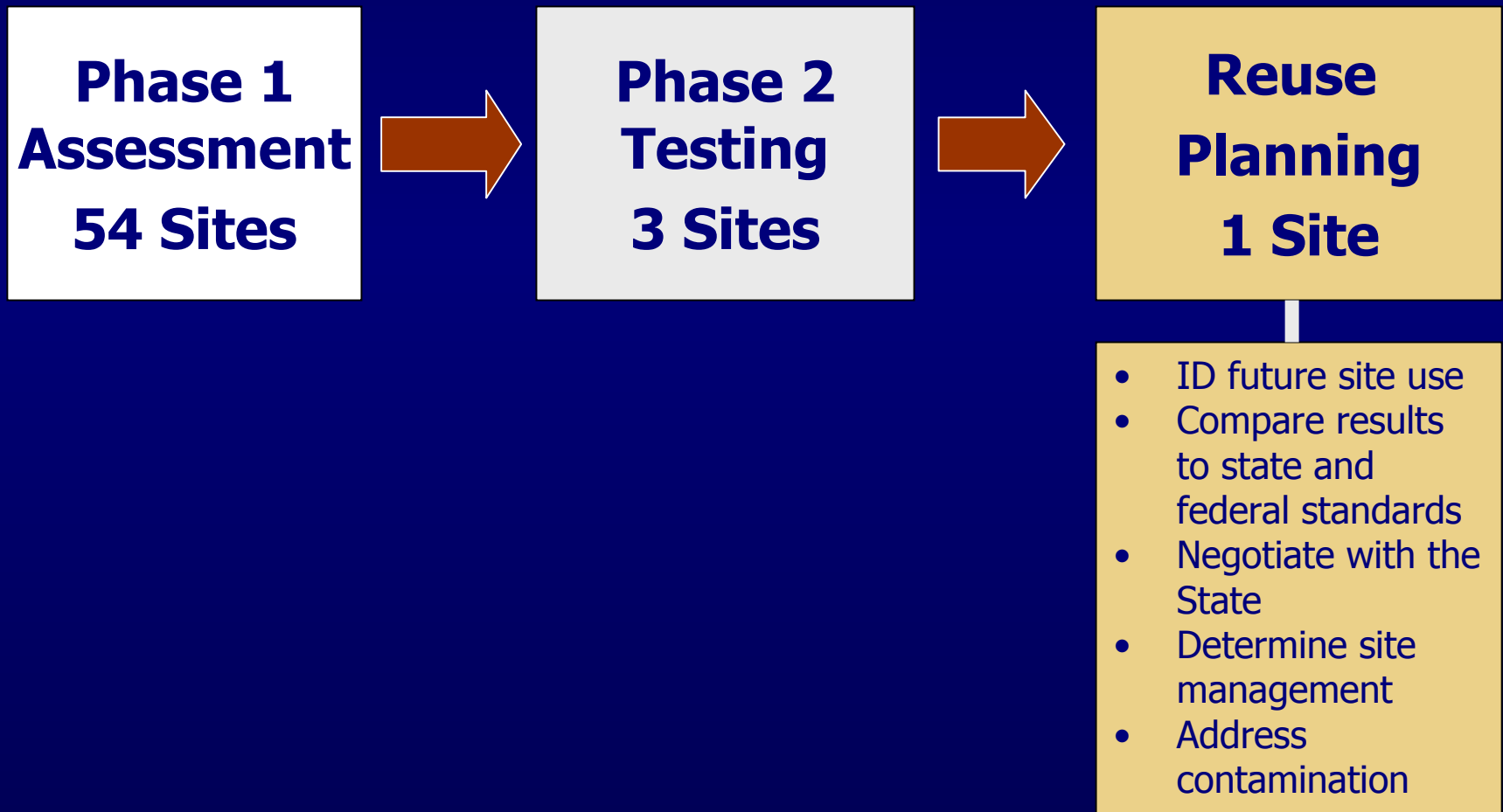
Environmental Site Assessment (ESA) Process

Phase Two



Environmental Site Assessment (ESA) Process

Redevelopment Planning



Benefits of Brownfield Reuse

- ✱ Redevelopment of underutilized property
- ✱ Reduced development costs due to use of existing infrastructure
- ✱ Protects and reuses historic resources
- ✱ Creation of new jobs
- ✱ Increased local tax base
- ✱ Improved quality of life in surrounding neighborhoods
- ✱ Federal and State redevelopment incentives

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The Task Force

- ★ 24 members representing
 - ★ Community residents
 - ★ Local business & property owners
 - ★ Non-profit organizations
 - ★ Environmental and preservation activists
 - ★ Elected representatives
 - ★ Banking/insurance/real estate
 - ★ Regulatory agencies

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The Consultant Team



★ Sterling
Environmental
Engineering



★ The Chazen
Companies

Gary Bowitch, Esq.
Environmental Law

★ Gary Bowitch, Esq.



★ River Street Planning
& Development

Community Outreach

- ✱ Detailed community participation plan
- ✱ Create a clear understanding of objectives and critical issues
- ✱ Community information meetings at key decision points
- ✱ Regular meetings with the Brownfields Task Force to ensure continuous consultation
- ✱ Newsletter
- ✱ Website: **www.TroyNet.net/brownfields**

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RIVER  **STREET**
PLANNING & DEVELOPMENT

Project Management & Environmental Engineering

- ✦ Overall project management
- ✦ Prepare testing plans for 3 Sites
- ✦ Negotiate final plans with EPA
- ✦ Conduct sampling and manage labs, drillers, etc.
- ✦ Summarize and Interpret results
- ✦ Develop focused remedial plan for 1 site

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STERLING
Sterling Environmental Engineering, P.C.

Legal Issues and Reuse Planning

- ★ Resolution of legal and liability concerns is a critical issue to allow the City to participate in brownfields redevelopment.
 - Evaluate liabilities and risk minimization tools
 - Examine and develop alternative organizational and ownership structures
 - Examine legal requirements of public funding sources
 - Insurance archeological study, if appropriate
 - Prepare a legal issues and planning report

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Gary Bowitch, Esq.
Environmental Law

Planning and Marketing Tools

- ✦ Assemble GIS database from available data and data generated during this project
- ✦ Develop a site book available in both printed and electronic formats
- ✦ Post site book on the project website
- ✦ Create an ArcExplorer Project available on the website and as a CD-ROM
- ✦ Users may display, query and create custom map views of GIS data for the South Troy project area





Project Schedule

- ✱ Select 8 most likely sites – present for comment in January '03
- ✱ Select 3 sites for testing – present for comment Feb/Mar '03
- ✱ Submit testing plan to EPA – May '03

..... EPA Review

- ✱ Environmental testing - present to public
- ✱ Select 1 site for remediation planning
- ✱ Remediation planning - present to public

Prioritizing Our Resources

Study Area

Select eight sites for further review

Eight Sites

Research as necessary to select three sites

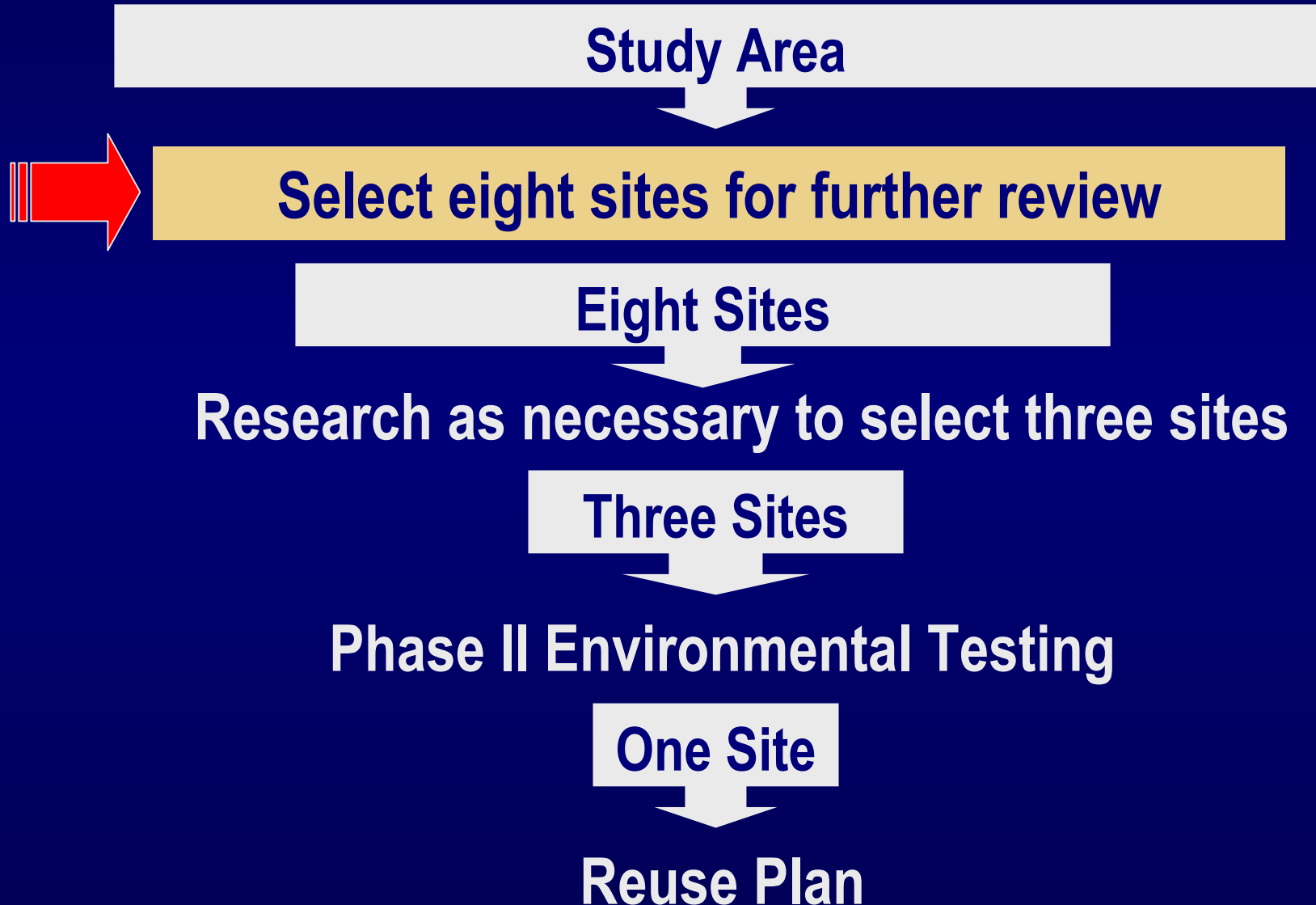
Three Sites

Phase II environmental testing

One Site

Reuse plan

Site Selection: The First Step



Site Selection Information is an Asset

At each step, we have
more information to
interest a potential site
developer

Remedial
Plan
1 Site

Once information is
known a site might be
developed, even if it
isn't selected for the
next phase

Environmental
(Phase II) – 3 Sites

Historical (Phase I) – 54 Sites

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Site Selection Process

- ★ Selected from study area
- ★ Based on criteria
- ★ EPA best practices
- ★ City of Troy is a step ahead of most cities which use these funds for Phase I assessment

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Site Selection Criteria

- ✦ Facilitate decisions in a logical and defensible way
- ✦ Balance competing goals
- ✦ Ensure that selection is consistent with previous planning processes
- ✦ Focus on key factors
- ✦ Distinguish between sites with similar assets and liabilities (infrastructure, location, etc.)

Public/Green Space

- ★ \$50,000 of the EPA funds is targeted towards Public/Green Space
- ★ Public space can include parks, trails, plazas
- ★ Each site will be considered for its potential for use as public/green space
- ★ A site could be 'in the running' as both a 'green space' site and a 'redevelopment' site.

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Factors Being Addressed

- ✱ **Real Estate Criteria** - Used in economic and real estate development
- ✱ **Local Desires** - Including resident feedback, community acceptance, consistency with local plans
- ✱ **Local Conditions** - Including infrastructure, site characteristics, financial incentives, historic resources

Real Estate Criteria

- ★ **Property Size** – We will select sites which are large enough to be considered reusable
- ★ **Remediation Level** – We will select sites believed to require considerable clean-up
- ★ **Projected Cost** – We will select sites believed to have an affordable clean-up cost
- ★ **Development Potential** – We will select sites with a high potential for redevelopment

Local Desires

- ✱ **Resident Priority** – We will select sites which have been identified as important by neighborhood residents, groups, or leaders
- ✱ **Residential Impacts** – We will select sites which currently have a negative impact on residential areas
- ✱ **Consistency with Future Land Use Plan** – We will select sites which are currently used in a way that would be inconsistent with future land use plans

Local Conditions

- ★ **Other Resources** – We will select sites which are not already being assessed and which don't have access to funding for assessment
- ★ **Owner Willingness** – We will select sites which are owned by parties who are willing to participate in the process
- ★ **Impact on the River** – We will select sites which currently have a negative impact on the River

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Local Conditions

- ★ **Visual Impact** – We will select sites which currently have a negative visual impact on the City
- ★ **Protection of Historic and Other Resources** - We will select sites which may face serious deterioration or loss of an historic resource if nothing is done

Phase II Environmental Testing

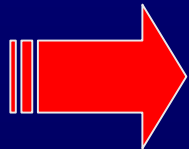
Study Area

Select eight sites for further review

Eight Sites

Research as necessary to select three sites

Three Sites



Phase II Environmental Testing

One Site

Remedial Plan

Example Site: Scolite

- ☀ City owned
- ☀ Low level of environmental concern
- ☀ Threatened historic structures
- ☀ Identified for green space in the STWWRP

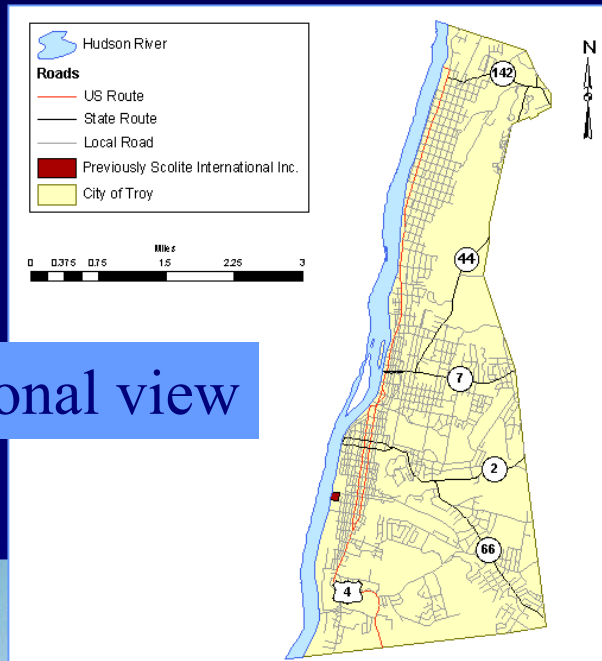


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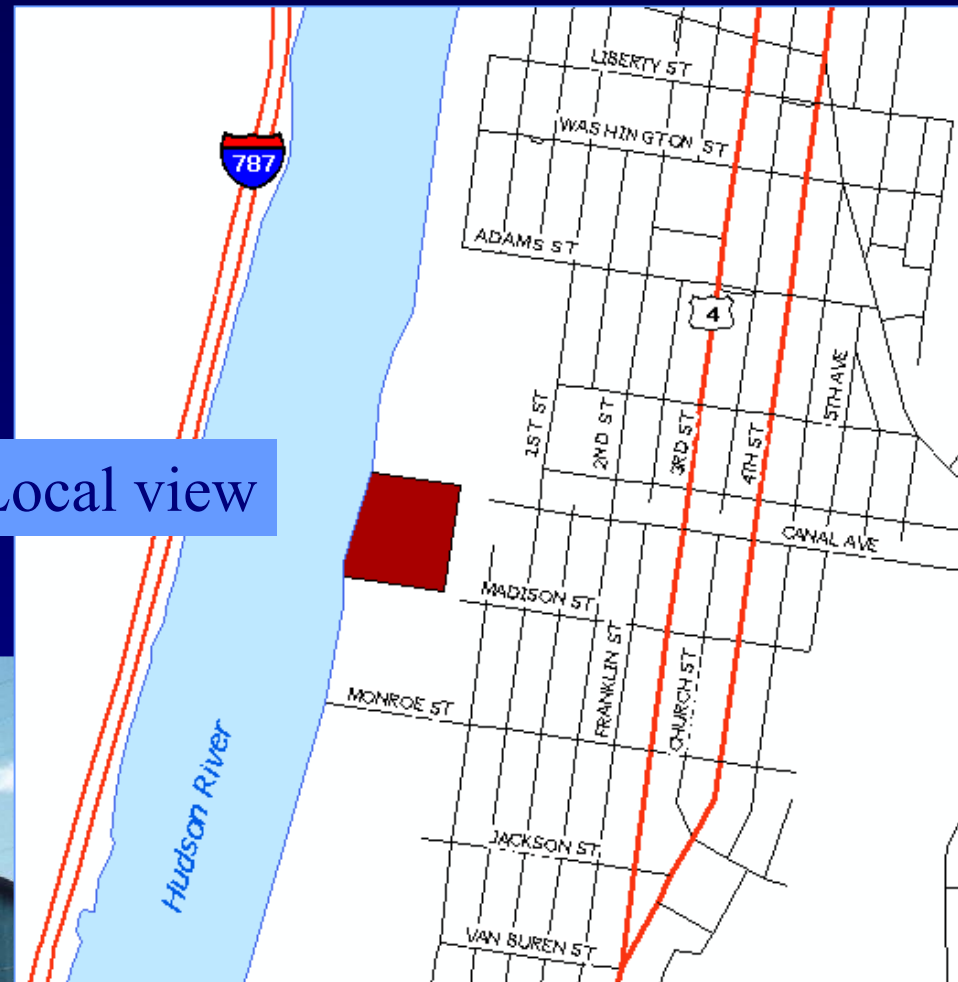
Example Site: "Scolite"



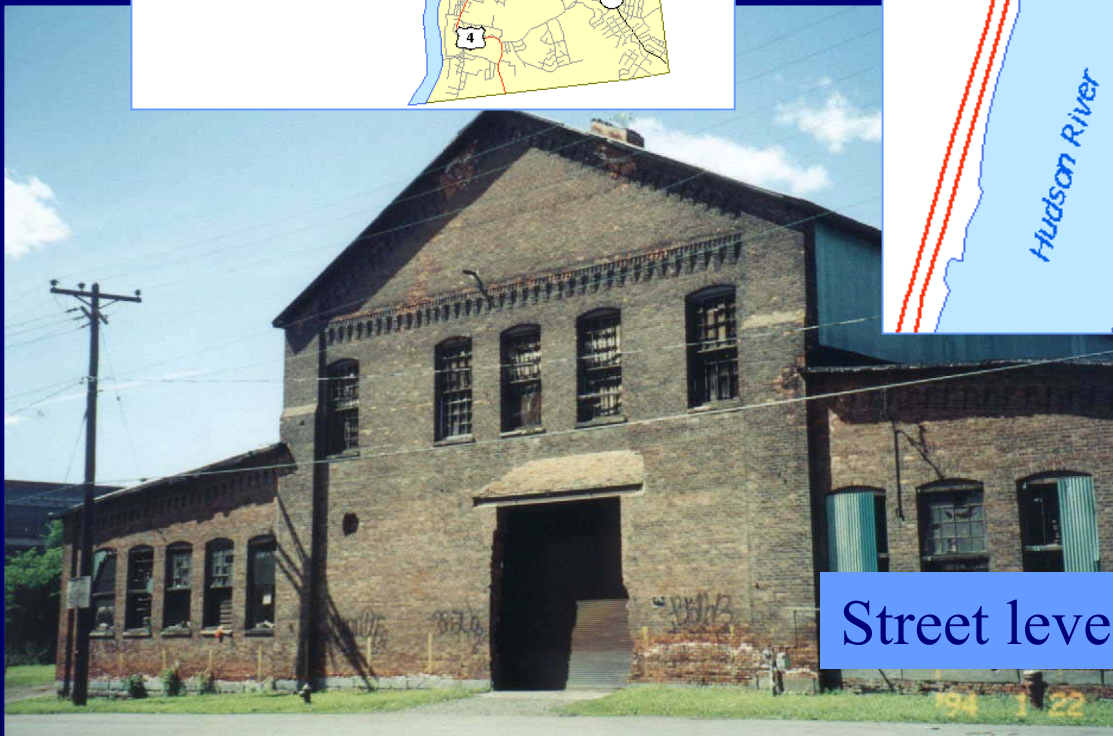
River Street, Troy, New York 12180



Regional view



Local view



Street level view

Description

<u>Type of Building:</u>	<u>Brick Buildings and Storage Sheds</u>
<u>Type of Opportunity:</u>	<u>Industrial</u>
<u>Address:</u>	<u>River Street, Troy, NY</u>
<u>Zoning:</u>	<u>Industrial</u>
<u>Building Size:</u>	<u>Total floor space 25,000 sq. ft.</u>
<u>Land Size:</u>	<u>5.74 acres</u>
<u>Electric Utility Provider:</u>	<u>Niagara-Mohawk</u>
<u>Water Provider:</u>	<u>City of Troy</u>
<u>Sewer Provider:</u>	<u>City of Troy</u>
<u>Land Assessed Value:</u>	<u>\$50,810</u>
<u>Total Assessed Value:</u>	<u>\$116,370</u>
<u>Airport:</u>	<u>7 mi. to Albany International Airport (15 min. by car)</u>
<u>Interstate:</u>	<u>1 mi. to Interstate 787</u>

Site Ownership Information

Owner Name:

City of Troy

Owner Address:

**City Hall
Monument Square
Troy, NY 12180**

Contact Person:

Fred Ring

Contact Person Phone:

(518) 270 - 4500

Contact Person Email:

Fred.Ring@troyny.org

Phase I Data

- ★ The first use of the Bessemer process in the United States took place at this site which was later occupied by Ludlow Valve Manufacturing Company
- ★ Site contains vacant land and two historic but deteriorated buildings at risk of collapse and/or significant deterioration within three years
- ★ No natural features, regulated wetlands or endangered species that would restrict reuse
- ★ Considered low risk for significant environmental problems

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Possible Clean Up Techniques in Phase II

- ★ Determined in Consultation with EPA

- ★ Could include:

- ★ Soil Sampling

- ★ 13 Priority Pollutant Metals
- ★ Polychlorinated Biphenyls (PCBs)
- ★ Semi-Volatile Organics (SVs)

- ★ Ground Water Sampling

- ★ 13 Priority Pollutant Metals
- ★ Volatile Organic Compounds (VOCs)
- ★ Semi-Volatile Organics (SVs)

What's Next?

- ✦ Your feedback on other sites
- ✦ Finalize criteria
- ✦ Select eight sites
- ✦ Public meeting:
Tentatively - January 29, 2003
- ✦ Website: www.Troynet.net/Brownfields

Questions & Answers

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